

Supporting Planning Statement – Rosewood Cottage

1. Proposal

This retrospective application seeks permission to retain a timber domestic garden outbuilding at Rosewood Cottage. The building replaces a former timber garage that had stood in the same part of the garden for a number of years.

The outbuilding is used solely for purposes incidental to the dwelling. It provides storage for gardening and DIY equipment, as well as children's outdoor equipment, and includes a small seating area for family use in the garden. It does not contain sleeping accommodation and is not used as a separate dwelling, commercial premises or holiday accommodation.

The building is constructed with horizontal timber cladding, finished with a light-oak wood preservative. The materials and finish were chosen to complement the rural surroundings and nearby timber field shelters.

2. Site Context

Rosewood Cottage has an unusual relationship with the highway. The dwelling and its principal garden area are set at the front of the property rather than at the rear. The house is set approximately 30 metres back from the A338 and stands at a substantially higher level than the road.

The immediate frontage does not comprise a uniform or continuous line of dwellings. Neuve Chapelle, which forms the adjoining half of the semi-detached property, is heavily screened by mature vegetation and is not readily visible from the A338. On the opposite side of the unadopted access track, Meadway is positioned broadly in line with the timber outbuilding. In this context, the outbuilding does not interrupt an established, clearly defined building line or create an isolated feature within an otherwise uniform frontage.

The frontage includes an established boundary hedge, a planted trellis screen, and mature trees and vegetation. The timber outbuilding is positioned behind these features. The roadside face of the trellis screen is approximately 10 metres from the A338.

An indicative site section has been provided to illustrate the approximate relationship between the A338, boundary hedge, trellis, outbuilding, changes in ground level and the dwelling. The drawing is illustrative rather than a measured survey, and its dimensions and levels are for contextual purposes only.

3. History of the Outbuilding

A timber garage or outbuilding had stood on this part of the property for many years before the present building was constructed. The replacement was carried out on the mistaken belief that replacing an existing domestic timber structure in roughly the same area did not require a separate planning application.

The applicants now understand that planning permission is required because the building lies in front of the principal elevation of the dwelling and have therefore submitted this retrospective application.

Historical photographs from 2021, 2023 and 2025 have been included to demonstrate the former outbuilding and its longstanding presence on the site. An annotated UK Planning

Maps plan has also been provided, showing the positions of the former structure and the current outbuilding. The present building is situated slightly further back from the highway than the former timber garage.

The former building is not presented as establishing any entitlement to planning permission. It is included as relevant context, indicating that this part of the site has historically accommodated a domestic timber outbuilding.

4. Visual Impact

Although the building lies within the front garden, its visual impact is mitigated by the property's considerable setback from the highway, the changes in ground level and the existing landscape screening.

The mature boundary hedge forms the principal frontage to the A338. Behind it lie the trellis planting and other established vegetation. These features substantially screen the outbuilding from public view. Where it is visible from the road, views are limited and generally show only parts of the upper structure or roofline.

Photographs have been submitted from the A338, the unadopted access track and the neighbouring property to illustrate the building's relationship with its surroundings. They show the established planting around the site and the limited impact of the outbuilding on views from neighbouring and public viewpoints. A separate photograph of the building has also been provided to show its external appearance, timber construction and finish.

The outbuilding remains domestic in scale and character and is used only in association with Rosewood Cottage. The applicants would also be willing to consider reasonable additional planting or landscaping if the Local Planning Authority considers further mitigation necessary.

Conclusion

The application concerns the retention of a domestic timber outbuilding, replacing a longstanding timber garage, within roughly the same part of the site. Its appearance and visual impact are mitigated by the substantial distance from the highway, the site's changing levels and the established hedge, trellis and mature planting.

The submitted plans, illustrative section and photographs are intended to provide the Local Planning Authority with a clear and balanced understanding of the building, the site's history and its relationship with the surrounding area.

Charlotte Simms

Paul Simms